

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326
REGULAR MEETING MINUTES
April 11, 2006
7:00 P.M.**

1. CALL TO ORDER

Chairperson Napolitano called the meeting to order at 7:06 p.m.

2. ROLL CALL

Members present: Chairperson Napolitano, Vice Chairman Zwerg, Boardmember Kempiaik, Boardmember Hawley, Boardmember Wrublik (excused from the meeting at 8:51 p.m. and returned at 8:52 p.m.), and Boardmember Richardson. Alternate Boardmember Stafford served the Board. Councilmen Elect Dave Rioux and David Hardesty were present.

Members absent: Boardmember Jimenez (arrived at 8:57 p.m. but did not vote).

Departments Present: Attorney Chris Schmalz, Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, Fire Chief Scott Rounds, Assistant Fire Chief Bob Costello, and Town Engineer Scott Ziprich.

3. MINUTES OF THE MARCH 28, 2006 REGULAR MEETING

Motion Made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve the March 28, 2006 Minutes as presented. Motion passed unanimously.

4. OLD BUSINESS

4A. CVS Pharmacy (Continuance) SP05-36

William Lowley of Whitney Morris requested that Stipulation #23, and Stipulation #33 be deleted. Planner Sean Banda and Town Engineer Scott Ziprich stated that the Town needs to retain the ability for modification if a traffic study shows it is needed, in case of total build out. Mr. Lowley agreed to the Stipulations for safety purposes. A public hearing was opened at 7:31 p.m. to hear citizen input on the proposed site plan. There being no public comment the hearing was closed at 7:32 p.m. Motion made by Vice Chairman Zwerg and seconded by Boardmember Richardson to approve a CVS Pharmacy Site Plan for 1.9± acres located at the northwest corner of Jackrabbit Trail and Van Buren Street with Stipulations. Motion passed unanimously.

5. NEW BUSINESS:

5A. Cornell Property Annexation A05-33

Adam Zaklikowski was available to answer the Board's questions in the applicants absence. Motion made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve the annexation of four (4) parcels totaling 19.0± acres from Maricopa County to the Town of Buckeye, located west of Johnson Road and north of Yuma Road. Boardmember Kempiaik voted nay. Boardmember Richardson, Boardmember Wrublik, Chairperson Napolitano, Vice Chairman Zwerg, Boardmember Hawley, and Boardmember Stafford voted aye. Motion carried.

5B. Triyar Management Annexation A05-37

Denise Lacey was available to answer the Board's questions on behalf of Triyar Management. Motion made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve the annexation of approx. 21.47± acres from Maricopa County to the Town of Buckeye, located North of Southern Avenue and approximatley 800 feet east of Rooks Road. Motion passed unanimously.

5C. Nicholas Property Annexation A05-34

Joe Blanton was available to answer the Board's questions on behalf of property owner Tom Nichols. Motion made by Vice Chairman Zwerg and seconded by Boardmember Hawley to approve the annexation of 20.13± acres from Maricopa County to the Town of Buckeye, located at the southwest corner of Dean Road and Van Buren Street. Motion passed unanimously.

5D.AP06-01 Benessere Area Plan

Attorney Steven Earl and Jeff Chain on behalf of Millennium Properties gave the Board a presentation and was available to answer questions. A public hearing was opened at 7:56 p.m. to hear citizen input on the proposed area plan. Their being no comment from the public the hearing was closed at 7:56 p.m. A motion made by Boardmember Wrublik and seconded by Boardmember Richardson to approve the area plan for 441± acres generally located west of SR 85, south of the Buckeye Canal, north of Hazen Rd., and east of Turner Rd. Motion passed unanimously.

5E. Town of Buckeye Fire Department Training Facility SP06-23

Fire Deputy Monte Eggherman and Assistant Fire Chief Bob Costello showed a slide presentation of the limited-term use facility. It would be used for surrounding community police and fire personnel and be located on Town property next to the Buckeye Wastewater Treatment Plant until plant expansion. A public hearing was opened at 8:07 p.m. to hear citizen input on the proposed facility. Kyle Hindman, a surrounding property owner voiced concerns about the location of the facility as well as the Town Lake, I-10 Reliever, and wastewater treatment plant. Their being no further public comment the hearing was closed at 8:13 p.m. A motion made by Boardmember Stafford and seconded by Vice Chairman Zwerg to approve the site plan for a training facility for the Town of Buckeye Fire Department to be located south of Beloit Road and east of 7th Street (east of the Town of Buckeye Wastewater Treatment Plant) with a Stipulation that states "The Buckeye Fire Department will work with the adjacent property owners about the buffering of the site plan". Motion passed unanimously.

5F. Just a Barber Shop SP05-48

Dennis Rogers was available to answer the Board's questions on behalf of owner Dennis Swaton, and told the Board that it would have a rustic look and the Main Street Coalition was involved in the design. A public hearing was opened at 8:32 p.m. to hear citizen input about the proposed site plan. Their being no public comment the hearing was closed at 8:32 p.m. Motion made by Boardmember Stafford and seconded by Boardmember Zwerg to approve the site plan for a barber shop that will be located at the southwest corner of Edison Street and 4th Street with the two (2) added Stipulations stating "The applicant shall be responsible for adding white striping for the parking island at the northwest corner of 4th Street and Edison Street", and "The building shall conform with all current building codes and fire code regulations present at the time of application for a building permit". Motion passed unanimously.

5G. Ventana Ranch Tank Site SP06-03

Seth Frunk of CMX Engineers showed the Board a PowerPoint presentation. Rick Price of Concordia Homes explained to the Board that the landscaping around the station will be landscaped by the homeowners, but the north portion of the west and east side will be done by the developer. A public hearing was opened at 8:50 p.m. to hear citizen input on the proposed site plan. There being no public comment the hearing was closed at 8:51 p.m. A motion made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve the site plan for a Booster Pump Station located south of Watson Road along the 231st Avenue alignment within the Ventana Ranch Development. Boardmember Wrublik excused herself from the meeting at 8:51 p.m. and did not vote on Item 5G. Boardmember Richardson, Boardmember Kempiaik, Chairperson Napolitano, Vice Chairman Zwerg, Boardmember Hawley, and Boardmember Stafford voted aye. None apposed. Motion carried.

5H. Presentation of Proposed Kiosk Program-by Sarah Blank

Town Manager's Assistant Sarah Blank was available to answer the Board's questions and presented the Board with a proposed ordinance that would amend the Town of Buckeye Code, Article Five, Section 7-5-11, Signs, to allow for the use and placement of kiosk signs in the Town of Buckeye. This is preliminary information for the May 9, 2006 meeting and would be a text amendment to Town Code. Town Attorney Chris Schmalz noted that no action is required at this meeting and that a Request for Qualifications (RFQ) is out at this time.

6. COMMENTS FROM THE PUBLIC

None.

7. REPORTS FROM STAFF

Community Development Director Bob Bushfield thanked Chairperson Napolitano for meeting with staff and informed the Board that interviews were conducted for two (2) Associate Planner positions. Offers have been extended for those positions. Mr. Bushfield also invited the Board to visit the new facilities.

8.COMMENTS FROM THE DEVELOPMENT BOARD

Baordmember Richardson-commended Fire Department staff for their hard work.

Boardmember Kempiak-None

Boardmember Wrublik-None

Vice Chairman Zwerg-None

Boardmember Hawley-None

Boardmember Jimenez-Absent

Alternate Boardmember Stafford-None

9.ADJOURNMENT

There being no further business to come before the Board a motion made by Boardmember Hawley and seconded by Vice Chairman Zwerg to adjourn the meeting at 9:18 p.m. Motion passed unanimously.

Annette Napolitano, Chairperson

ATTEST:

Lucinda Aja, Deputy Clerk

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Regular Meeting held on the 11th day of April 2006. I further certify that a quorum was preset.

Lucinda Aja, Deputy Clerk